



Tenant Led Improvements In Basement Spaces

Item 7D

March 29, 2022

Tenant Services Committee

Report: TSC:2022-22

To: Tenant Service Committee

From: Vice President, Facilities Management

Date: March 15, 2022

PURPOSE:

The purpose of this report is to provide the TSC with an update on tenant led improvements in basement spaces.

RECOMMENDATION:

It is recommended that the TSC receive this report for information.

BACKGROUND:

Currently, tenants with basement spaces in TCHC (Toronto Community Housing Corporation) single family homes (detached, semi-detached, row houses and townhouses) are not permitted to make alternations to unfinished basement spaces.

The Covid-19 pandemic saw the need for tenants and their families to remain home more often due to virtual educational learning and work from home policies. The TCHC has reviewed and is updating its policy on improvements to basement spaces to allow tenants the flexibility to decorate these spaces so that they may be used as additional space to facilitate these at home activities.

UPDATE:

Working together, Facilities Management with Legal, Risk and Insurance and Regional Staff are implementing a policy that will permit tenants to complete the following improvements to basement space:

- Painting of existing ceilings or walls
- Installation of drapes or window covering
- Installation of loose flooring / area rugs
- General decorating
- Placement of furniture required to permit virtual learning or work from home activities

Prior to proceeding, tenants will be required to advise and receive approval from TCHC Building Staff to complete these improvements. TCHC Building Staff will review the request to ensure that they fit within the allowable changes and do not pose any health and safety risks.

Any improvements are for the exclusive use of occupants who are named on the lease.

Upon completion of the updated process, the changes will be reviewed with Building Staff to ensure their understanding and Communications will be engaged to ensure there is a robust plan to communicate the changes to our tenants.

IMPLICATIONS AND RISKS:

TCHC Legal and Risk and Insurance have reviewed these proposed changes and reviewed with TCHC's insurer. Input from these parties have been incorporated in the recommendations for the proposed permitted changes.

Through the AUI (Annual Unit Inspection) process these spaces will be inspected to ensure that there are no health and safety concerns arising from these changes.

SIGNATURE:

“Allen Murray”

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